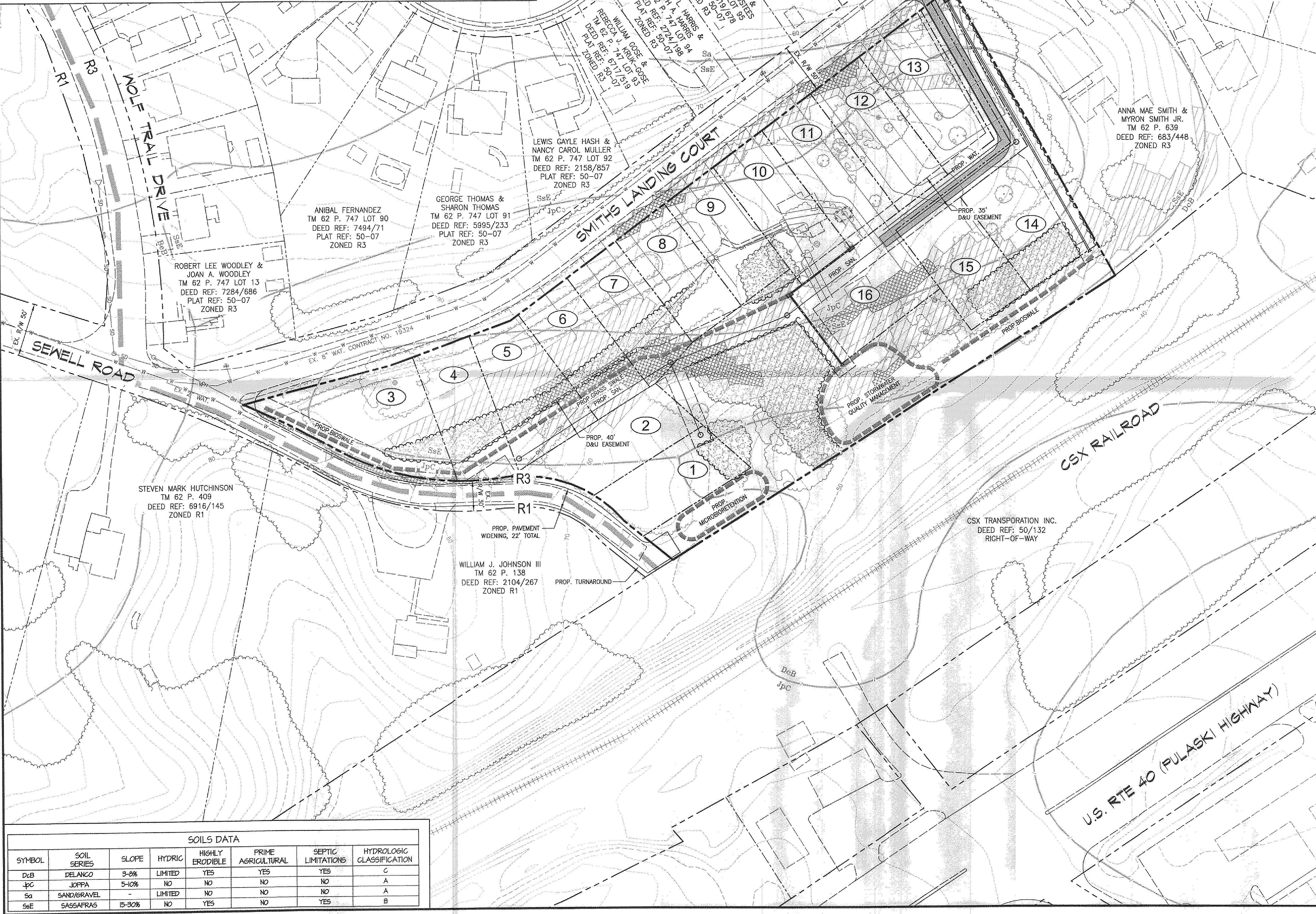


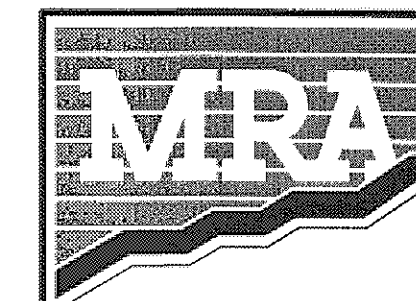
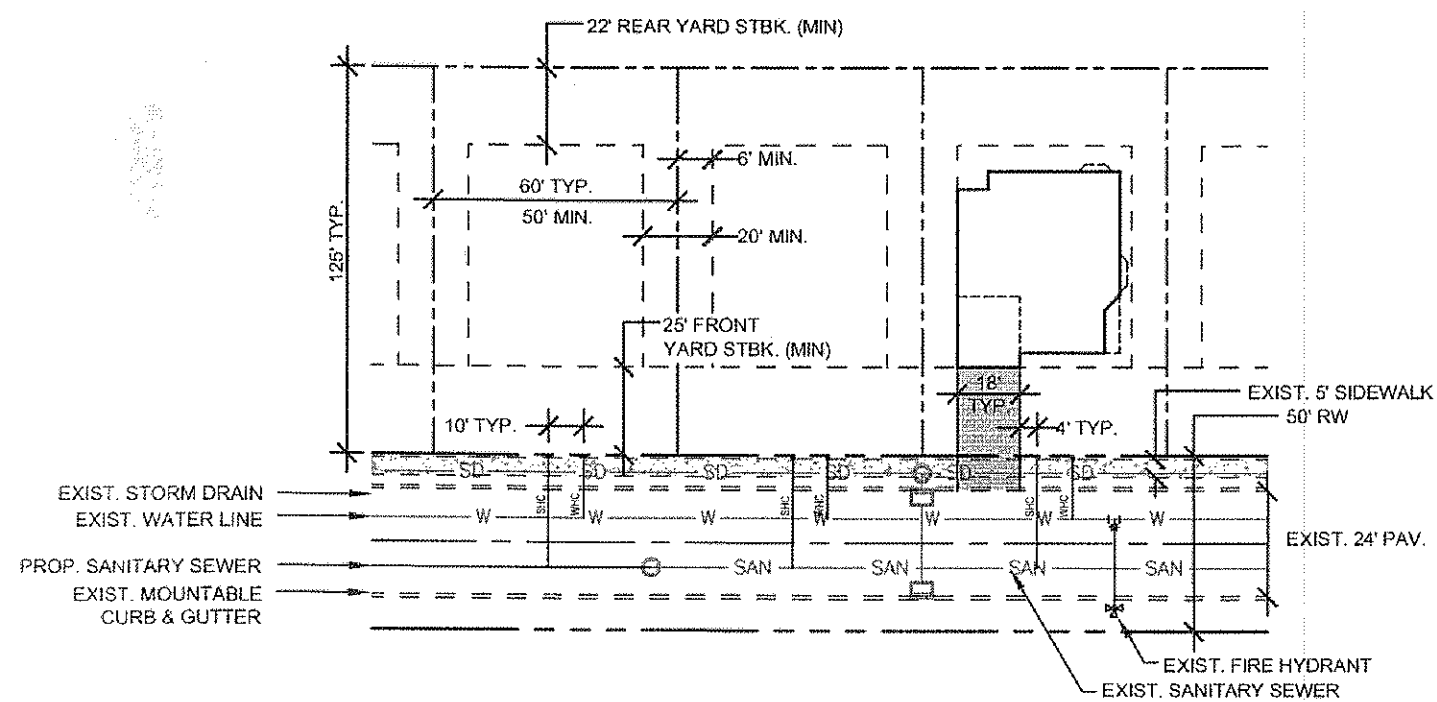
# LEGEND:

---112---	EXISTING 2' INTERVAL CONTOUR	---	PROPOSED EDGE OF PAVEMENT
---110---	EXISTING 10' INTERVAL CONTOUR	---	BOUNDARY/PROPERTY LINE
---112---	PROPOSED 2' INTERVAL CONTOUR	---	EX. ADJOINING PROPERTY LINE
---110---	PROPOSED 10' INTERVAL CONTOUR	---	SOILS LINE AND DESIGNATION
---	EXISTING BUILDING	---	PROPOSED LOT NUMBER
---	EXISTING TREE	---	EXISTING STORM DRAIN, MANHOLE & INLET
---	EXISTING SPECIMEN TREE	---	EXISTING WATER LINE & FIRE HYDRANT
---	EXISTING TREELINE TO BE REMOVED	---	EXISTING SANITARY SEWER & MANHOLE
---	EXISTING TREELINE TO REMAIN	---	EXISTING OVERHEAD ELECTRIC & POLE
---	PROPOSED TREE LINE	---	PROPOSED STORM DRAIN
---	PROPOSED BUILDING SETBACK	---	PROPOSED WATER LINE & FIRE HYDRANT
---	EXISTING EASEMENT	---	PROPOSED SANITARY SEWER
---	PROPOSED EASEMENT	---	DENOTES AREA OF SLOPES 15% - 25%
---	EXISTING PAVEMENT	---	DENOTES AREA OF STEEP SLOPES > OR = 25%
---	EXISTING FENCE	---	ZONING LINE
---	PROPOSED LOT LINE	---	BIOSWALE / STORMWATER MANAGEMENT



## SITE DATA:

- OWNER: DONALD F. MARSHALL & ALICE L. FAUSNAUGH  
3800 SEWELL ROAD, ABINGDON, MD 21009
- PLAN PREPARED FOR: BARRY ANDREWS  
104 DALLAM AVE, BEL AIR, MD 21014
- PROPERTY INFORMATION:  
ADDRESS: 3800 SEWELL ROAD  
DEED REFERENCE: 2197/588  
TAX MAP 62 PARCEL 139  
EXISTING ZONING: R3
- SITE AREA: 4.502 AC. (PER SOAT)
- PROPOSED USE: 16 SINGLE FAMILY LOTS
- BUILDING SETBACKS (R3 CONVENTIONAL):  
MIN. FRONTYARD: 25'  
MIN. REARYARD: 22'  
MIN. LOT WIDTH: 50'
- DENSITY:  
ALLOWED: 5 D.U./AC. x 4.502 AC. = 22 D.U.  
PROPOSED: 16 D.U. / 4.502 AC. = 3.55 D.U./AC.
- IMPERVIOUS SURFACES:  
ALLOWED: 65% x 4.502 AC. = 2.93 AC.  
PROPOSED: LESS THAN 2.93 AC.
- OPEN SPACE: 0.98 AC.
- PARKING:  
REQUIRED: 2 SPACES / UNIT = 32 SPACES  
PROPOSED: 2 GARAGE SPACES / LOT = 32 SPACES
- THE EXISTING CONDITIONS INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION, AERIAL PHOTOGRAPHS, FIELD OBSERVATION, AND FIELD SURVEY.
- THERE IS NO 100-YEAR FEMA FLOODPLAIN AS EVIDENCED BY FEMA FIRM MAP NO. 24025C0259 D EFFECTIVE DATE JANUARY 7, 2000.
- THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES ON-SITE.
- THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CRITICAL AREA.
- THERE ARE NO JURISDICTIONAL WETLANDS OR OTHER "WATERS OF THE U.S." ON-SITE, BASED ON A SITE INVESTIGATION CONDUCTED BY GEO-TECHNOLOGY ASSOCIATES, INC. IN JULY 2013.
- THERE ARE NO KNOWN HISTORIC SITES ON-SITE.
- THE EXISTING STRUCTURES SHALL BE ABANDONED AND RAZED INCLUDING THE WELL AND SEPTIC SYSTEM WITH REQUIRED PERMITS OBTAINED.
- WATER & SANITARY SEWER SERVICE SHALL BE PUBLIC. ALL UTILITIES NOT LOCATED WITHIN A PUBLIC RIGHT OF WAY SHALL BE CONTAINED WITHIN A DRAINAGE & UTILITY EASEMENT EXCLUDING ON LOT HOUSE CONNECTIONS. THE SIZES OF UTILITY LINES SHALL BE DETERMINED DURING FINAL ENGINEERING.
- FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
- REFER TO THE FOREST CONSERVATION PLAN FOR THE EXTENT OF FOREST COVER TO BE REMOVED AND AREAS TO BE REFORESTED.
- A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED FOR THE OWNERSHIP AND MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES, ALL OPEN SPACE AREAS, AND FOREST CONSERVATION AREAS.
- A WAIVER WILL BE REQUIRED TO ALLOW A QUANTITY OF PANHANDLE LOTS GREATER THAN 10% AND LESS THAN 20% OF TOTAL LOTS PROPOSED. THE PLAN PROPOSES THREE PANHANDLE LOTS AT 18.75%.
- A WAIVER WILL BE REQUIRED TO ALLOW THE REMOVAL OF TWO OF THE SEVEN SPECIMEN TREES ON-SITE.



**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
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FAX: (410) 515-9002  
MRAGTA.COM  
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## PRELIMINARY PLAN FOR FINBAR PLACE

FIFTH ELECTION DISTRICT HARFORD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:	18072
		SCALE:	1" = 50'
		DATE:	9/4/2013
		DRAWN BY:	MVM
		DESIGN BY:	MVM/PTM
		REVIEW BY:	PTM
		SHEET:	1 OF 1